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Coimisiún  
Pleanála

**Direction**  
**CD-021891-26**  
**ACP-323491-25**

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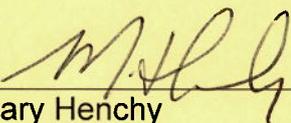
The submissions on this file and the Inspector's report were considered at a meeting held on 06/02/2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:**

**Date:** 06/02/2026

  
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Mary Henchy

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

It is considered that the planning application has not satisfactorily demonstrated that the development, as proposed, would manage surface water run-off and flood risk appropriately, including through the use of Sustainable Urban Drainage Systems, or that it would not unacceptably increase the risk of flooding around and adjacent existing dwellings within the Dunancory Demesne estate which are located within Flood Zones A and B, as required by Objective FRM02 and Objective CCSB03 of the Cavan County Development Plan 2022-2028. The application has also not demonstrated due regard to Section 2.5 of the Planning System and Flood Risk Management Guidelines in relation to increased flood risk as a result of new development by increasing run-off due to changes in land management and introducing surfaces with reduced permeability. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the concerns raised by the inspector that the applicant had not demonstrated that the proposed development, individually or in combination with other plans or projects, would not result in adverse effects on the integrity of the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299) and the River Boyne and River Blackwater Special Protection Area (Site Code: 004232) in view of the sites' Conservation Objectives. The applicant is advised that this should be addressed in any future application.